THE REAL ESTATE MARKET.

FEW PRIVATE AND NO PUBLIC SALES REPORTED.

Group of Fifteen Frame Dwellings to Be Erected at College Avenue and 170th Street—Good East Side Plot and Several West Side Houses Sold.

Business was quiet in all branches of the market yesterday. The brokerage news was made up of commonplace deals in private houses, chiefly on the West Side; old law flats and tenements, and two family dwellings in The Bronx. No sales were held in the auction rooms. Among the constructions for which plans were filed with the Bronx Building Bureau were nineteen private dwellings, fifteen of which are to be erected at College avenue and 170th street.

Private Sales.

EIGHTY-FIFTH STREET.—L. J. Phillips & Co. have sold for Elizabeth B. Andrews the lot 66.8x102.2, on the south side of Eighty-fifth street, 133.4 feet west of Park avenue.

FORTIETH STREET.—Folsom Bros., in connection with the McVickar Gaillard Realty Company, have sold the six story flat at No. 235 East fortieth street, on lot 25.6x98.9, for Denis Linehan to the Polatschek Spencer Realty Company.

NINTH AVENUE.—Slawson & Hobbs have sold for Reginald P. Bolton the plot, 99.11x100, at the southwest corner of Ninth avenue and 202d street.

WEST END AVENUE.—Katie A. Hilbert has sold No. 866 West End avenue, a three story and basement dwelling on lot 19x80.

EIGHTY-EIGHTH STREET.—Bertha Heidelberger has sold No. 55 West Eighty-eighth street, a four story and basement dwelling on lot 20x100.8.

EIGHTY-SEVENTH STREET.—Judge Alfred Steckler is reported to have sold No. 34 West Eighty-seventh street, a four story dwelling on lot 20x100.8.

110TH STREET.—Alonzo Kimball has sold Nos. 209 to 215 East 110th street, four four story flats on plot 100x100.11.

HAMILTON STREET.—Leo Hutter has sold No. 7 Hamilton street, a three story building, with store, on lot 14.2x49.9.

AMSTERDAM AVENUE.—Marcus Rosenthal has resold to Isaac Cermel No. 792 Amsterdam avenue, a two and one-half story building, on lot 21x80. S. Siedenburg was the broker.

WOOSTER STREET.—Haber, Dworkowitz & Haber have bought from a Mr. Amitzger No. 150 Wooster street, a five story tenement, on lot 25x100.

WEST BROADWAY.—Hamburger & Berkowitz have sold the six story tenement at No. 425 West Broadway, on lot 25x100.

ANTHONY AVENUE.—The Geiszler-Haas Realty Company has sold to Julius H. Haas the plot, 100x100, on the east side of Anthony avenue, about 74 feet south of 173d street.

VICTOR STREET.—John A. Steinmetz has sold for John Snyder to Raphael Ceritto the lot on the west side of Victor street, 300 feet south of Morris Park avenue.

BRONX.—S. Cowen has sold for M. Dauere the plot, 100x100, on the west side of Wales avenue, 100 feet south of 147th street; also, for S. S. Newberger, Nos. 1060 and 1062 Dawson street, a six story flat, on plot 60x128; also, for A. H. Lyons, Nos. 691 and 693 Union avenue, a two family dwelling and stable, on plot 50x100; also, for M. Dauere, Nos. 967 and 969 Rogers place, two two family dwellings; also, for L. Salerno, No. 787 Union avenue, a one family dwelling, and for F. Johnson Nos. 40 and 42 Kelly street, two three story dwellings.

Miscellaneous.

L. J. Phillips & Co., in conjunction with J. Clifford Moore, have leased for Arthur Iselin about 90,000 square feet of space in the American Knitting Mills Building, on Wythe avenue, Brooklyn, to the American Tobacco Company.

Irving J. Kempner is the buyer of Nos. 119 to 125 Roosevelt street, southeast corner of Water street.

A. M. Johnson & Co. have leased for William J. Fitzgerald to the White Clover Dairy Company the stable at No. 525 West Twenty-ninth street.

The Strange & Slawson Company has been incorporated with a capital of $50,000 to operate in real estate. The directors are W. C. Strange, L. H. Slawson and J. C. Greg. The company's offices are at No. 58 Pine street.

A. V. Amy & Co. have leased for Leopold Yesky the store at the southwest corner of St. Nicholas avenue and 113th street to E. A. Peth for a term of years.

Burrill Brothers have sold for Wilfred Burr the two family house at No. 164 Underhill avenue, near Sterling place, Brooklyn, for $11,750; also for the same owner an unfinished two family house on Sterling place, near Underhill avenue, for $12,000; also the three story brick and stone dwelling at No. 523 Second street, near Eighth avenue, for $11,000, for Mrs. Bertha J. Woodward.

The Ziegle estate property at Whitestone, L. I., has been bought by the Malba Company of New Haven and will be developed for it by the Realty Trust Company of this city. The property comprises about 160 acres and is located at Nostrand Point, adjacent to Whitestone Heights and overlooking Powells Cove, and is commonly known as the Nostrand property.

Plans have been filed with Building Superintendent Murphy for uniting the eight story Hotel Woodward, at the southwest corner of Broadway and Fifty-fifth street, with the eight story Meissonier apartment house at Nos. 206 to 208 West Fifty-fifth street. The interior of both will be partly remodelled. The improvements are to be made for Edward H. Titus as owner. The architect is J. H. Duncan.

The Manhattan plans for new buildings filed yesterday comprise a five story cold storage house to be built for H. Koehler at Nos. 341 and 343 East Twenty-ninth street at a cost of $80,000.

The Bronx plans comprise nine two story dwellings to be built for J. Guyer on College avenue south of 170th street, and six two story dwellings on an adjoining plot, on College avenue, to cost $36,000 and $24,000, respectively; a two story dwelling and store on Parker avenue west of Rose place to cost $6,500; a two story and attic dwelling on 179th street west of Bronx Park avenue, $6,000; and two two story dwellings on St. Laurence avenue north of Merrill street, and on Twelfth street west of Avenue B, to cost $4,500 and $4,000, respectively.

DWELLING HOUSES TO LET.

FOR RENT.
NEW AMERICAN BASEMENT DWELLINGS
ABSOLUTELY FIREPROOF
SOUTH SIDE OF 74th ST.
Between Central Park West and Columbus Av.
No residences have ever been offered for rental in New York City comparing with these in construction, equipment, appointment and detail.
They have been designed and built with the careful attention to details of construction given only to the highest class houses built for private ownership.
Rents, $3,000—$3,500—$6,000.
Booklet sent on application.
Size, 25x85x102.2.
FIVE STORIES IN HEIGHT.
Caretaker at No. 67 West 73d St.
For particulars inquire of
CLARK ESTATES,
Corner of 82d St. No. 2381 Broadway.

WESTCHESTER COUNTY.

For Sale at Larchmont.
An unusually attractive stone house in perfect order. Built by present owner for his own use, in the best and most substantial manner, with all modern conveniences, including bathrooms to each suite. Electric lights, etc. Amply heated for coldest weather. Situated in the centre of about two acres, fronting on three roads, high ground, fine views. Grounds well laid out and kept. An unusual opportunity is here presented to acquire, at a reasonable price, a most attractive residence. (10983)
For further particulars apply to
GEO. R. READ & CO.,
60 Liberty St.

FURNISHED ROOMS TO LET.

115TH ST., 253 WEST—Cheery, comfortable rooms; tiled bath; elevator; telephone. Mrs. HIGHT.

SELECT APARTMENTS—BROOKLYN | SELECT APARTMENTS—BROOKLYN.

THE GEORGEAN COURT,
GATES AND FRANKLIN AVENUES.
BROOKLYN'S HANDSOMEST AND SAFEST HOUSEKEEPING APARTMENTS.
The lightest, largest rooms in this borough.
Built as an investment, not a speculation.
Every modern convenience.
Elevator night and day. Telephones, etc.
Suites of 8 and 9 rooms and two baths.
Now ready for occupancy. Rents $960 to $1,080.
Inquire,
Eisenbach Realty & Construction Co.,
924 BROADWAY, BROOKLYN.
Telephone 2723 Williamsburg. Superintendent on premises.

682-686 EASTERN PARKWAY,
near Brooklyn Avenue
Just completed. Superb location. Elegant entrance. Outside electric lights. 7 and 8 large light sunny rooms. Tiled bath; extra servants' toilet. Modern plumbing. Steam heat. Hot water supply. Lavish decorations. Hardwood trim throughout. Parquet floors in parlor, dining room and private hall. Hall seat. Hat rack. Combination gas and electric fixtures. Dining room in Mission style. Beam ceiling, plate shelves. Gas range, kitchen cabinet, porcelain lined refrigerator, etc. Rents, $50 to $60.
These up-to-date apartments are worthy of your immediate inspection.
Take Nostrand av., Tompkins av. or St. John's Place cars.
RICHMAN & PROUSE CO., Builders, on Premises

CITY HALL SECTION.
Something New in Up-to-Date Apartments
Look at
80 TO 90 SCHERMERHORN ST.
Seven rooms and bath; steam heat and hot water supply; electric light and gas; parquet floors, hardwood trim throughout; all light and airy rooms; the only strictly up-to-date apartments in this section; rents, $45 to $50 per month. Apply to
SLOCUM REAL ESTATE CO.,
Bedford Av. and Degraw St.
or to agent on premises

5TH ST. & 8TH AV.
The Lakewood
FINEST APARTMENT HOUSE IN BROOKLYN.
TWO BEAUTIFUL SEVEN ROOM APARTMENTS.
APPLY SUPERINTENDENT ON PREMISES.

SINGER'S NEW APARTMENTS.
$21 and $22—5 and 6 light rooms and bath; fireplace heaters; handsomely decorated and all the latest improvements.
$32—8 large, light rooms and bath, steam heat and hot water; beautifully decorated; abundance of closets.
All within one block of Park place station, Fulton st. L and numerous car lines.
OTTO SINGER, BUILDER,
Franklin av. and St. John's Place.

DWELLING HOUSES TO LET.

HIGH CLASS PRIVATE RESIDENCES
216 West 138th St. Rent, $1,600
14 Rooms; 2 Baths
This house is situated at the corner of 138th street and private driveway. It has light and air on front, rear and gable.
Also
218 West 138th St. Rent, $1,400
14 Rooms; 2 Baths
268 West 139th St. Rent, $1,050
10 Rooms and Bath
ERASTUS HAMILTON
Agent
252 West 138th Street, City
Tel. 291 Morningside

SELECT APARTMENTS.

NOW THIS PROPOSITION IS SOMETHING NEW, ISN'T IT?
An institution of high business reputation and large resources has a tract of land at Haworth, N. J., near the station and golf course and 45 minutes from uptown, or one hour from downtown, New York.
It is simple truth to say that it is an exceptionally beautiful location.
The owner has adopted the unusual method of selling the choice building sites at low prices to *home builders only*, and helping the builder with model plans, expert advice, and *most generous financial assistance*.
Loans for 80 per cent., and in some cases 90 per cent. of the value of the land and house are promptly made, and on the easiest possible terms of repayment. This, of course, only when the respectability and responsibility of the home builder will stand rigid investigation.
The design is to reach middle-class people of refinement—those whose incomes average from $2,500 to $5,000. The motto of the development is "Not for Rich People, Not for Poor People—Just for Good People." Some beautiful houses have been built, some are building. More are contracted for.
The owner is building a few (in novel concrete designs) to sell to right people, practically at cost, on terms like rent. Prices from $6,200 to $7,500. Descriptions of these houses and pictures of them will be sent to interested people.
If this advertisement, which aims to be moderate as well as truthful, appeals to you even a little, just drop a line to me for more information about Haworth Homes.
JAS. JAY SMITH,
39 East 42d St., New York,
corner of Madison Ave.

REAL ESTATE—NEW JERSEY.
FOR SALE.

A BUNGALOW HOME FOR NEXT SUMMER.
Wouldn't you like a Summer home by the sea, an hour from New York, in a refined neighborhood, at nominal cost? If so, you would be interested in KEANSBURG BEACH, where so many nice people are taking advantage of their opportunity to procure lots at $200 to $400 each, on easy terms if desired. Comfortable Bungalows or Cottages can be erected for a few hundred dollars. Finest bathing and fishing. Everything for those who love the water—or the country—or who like good things to eat, fresh from the farm or from the sea, and who must be within easy reach from New York. Send for booklet NOW.
KEANSBURG BEACH CO.,
25TH FLOOR, 19 PARK ROW
NEW YORK.
Phone 8044 Cortlandt.

CITY REAL ESTATE.
BOROUGH OF BROOKLYN
FOR SALE.

TWO-FAMILY HOUSES
10 Sold in One Week.
The finest selection in Brooklyn. Over 50 sold last year. The rent from second floor pays all carrying charges. These houses are finished throughout in very choice hard woods; parquet floors; dining rooms handsomely finished in Mission oak, with stein shelves, linen closets. Exquisite hand-made wrought iron gas fixtures. Bath rooms Mosaic tile. Every conceivable up-to-date improvement.
KINGSTON REALTY COMPANY.
Lincoln Road and Rogers Avenue.
Write for Booklet.
Take Nostrand avenue car to Lincoln road. Take Brighton Beach elevated or Flatbush avenue cars to Lincoln road, walk two blocks east.

Your Choice of 100 Dwellings Centrally Located
$4,500 and Upwards.
$1,000 Cash and Upwards.
Balance Easy Terms.
REALTY ASSOCIATES
176 Remsen St.

HIGH CLASS
TWO-FAMILY DWELLINGS
Eastern Parkway, Between Nostrand and New York Aves.
CHOICEST OF BEDFORD SECTION.
Two-story and basement, 15 rooms (all light) and 3 baths, steam heat, decorated to suit. Price $11,500; terms to suit.
B. C. RAYMOND, Builder,
ON PREMISES,
890 Eastern Parkway.
BROOKLYN.

Builders & Speculators!
In your excitement about Long Island lots and acreage don't overlook the good things right at home.
We have 200 lots for sale on East 12th, 13th, 14th and 15th Streets, between Avenues N and P, also 150 unrestricted lots, all ready for development, one block from Brighton Beach R. R. express station.
PRICE $875 PER LOT.
BRYON & CO.,
1406 Kings Highway, Brooklyn.
Telephone 740 Coney.

FLATBUSH HOMES
$6,000 TO $7,500.
At WESTMINSTER HEIGHTS PARK; beautifully located on a plateau overlooking old and famous Flatbush. I offer for sale at positively bargain prices 20 detached one-family houses; plots 60x100 (corners) and 40x100; prices from $6,000 to $7,500. Remember, this is a place of rapid development and marvelous future as a home section, the entire tract of several thousand lots being carefully restricted. Take WESTMINSTER HEIGHTS car (Flatbush av. line) direct from Manhattan to Avenue J. Office open every day in the week, including Sunday. Model houses open for inspection.
EDWARD JOHNSON, BUILDER.
Office, Avenue J and Nostrand av.

COMPLETE AND ELEGANT
2 STORY BASEMENT AND CELLAR
TWO FAMILY HOUSES.
289, 299, 301 & 303 **LINCOLN ROAD**
BETWEEN ROGERS AND NOSTRAND AVES.
PRICE $10,000; $2,000 CASH.
Rents, $50 lower, $35 upper part; all modern features; open plumbing, tiled baths, hardwood trim and parqueted floors, buffets and china closets with leaded glass, McDougal's kitchen cabinets; basement has sitting room, dining room, kitchen, maid's room and storeroom; 8 rooms, bath and storeroom lower part; 6 rooms and bath upper part.
OPEN FOR INSPECTION.
AFTERNOONS AND EVENINGS.
FRED. M. SMITH REALTY COMPANY,
Temple Bar, 44 Court St. Telephone 3049 Main.

CONSIDER
Four magnificent homes, last of 50 built this year, with every improvement, at Bensonhurst by the sea. The ideal all-year residential section of Greater New York. Four houses sold last week; will pay you to inspect them, if you're in the market for a handsome home in a fully developed section, with churches and schools. Terms to suit. 38 minutes from New York. 5c. fare. Take Bath Beach car, Manhattan side of bridge, get off at 23d ave., walk two blocks from water to office. Open daily and Sunday.
FRANK A. SLOCUM
22d Ave. & 86th St., Bensonhurst.

NEW 2 STORY AND BASEMENT
2-family brick houses, 12 rooms, 2 baths, furnace heat, hardwood trim, console mirrors 2 sideboards, china closets, bookcases, wardrobes; everything to make homes complete; tenants rented until 1925; streets paved and sewered; all assessments paid; price $7,800; easy terms; building 100 houses on Seventy-second street, from Fourth to Sixth avs.; some 2-family houses, $5,850, $6,000 and $6,500; 11 rooms, 2 baths, 2 furnaces, $1,500 to $1,000 cash; 35 minutes to Park Row by Bay Ridge train; open Sunday. JOHN E. SULLIVAN, BUILDER, FIFTH AV. AND SEVENTY-SECOND ST., BROOKLYN.

GENTLEMEN'S HOME
Gentlemen's Home on Gravesend Bay; magnificent house, 12 rooms, all improvements, billiard room, fine stable and garage; plot 237x450—1,500 ft.; riparian rights; owner moving from city; easy terms if desired, or will consider exchange for Manhattan income property.
FRANK A. SLOCUM
22d Ave. & 86th St., Bensonhurst.

NEW APARTMENT HOUSES.
Producing large income on investment. 4-story brick and stone, with stores; fireplace heaters; 27x84x100; all light rooms; abundance closets; fine locations the best ever built; 13 minutes to New York; numerous car lines.
OTTO SINGER, BUILDER,
Franklin Av. and St. John's Place.

TO INVESTORS
Have a plot of 50 lots, near trolley and elevated trains; price $580.00 per lot if sold immediately. Easy terms, if desired. Positively a snap for some one. Fine plot for builders.
FRANK A. SLOCUM
22d Ave. & 86th St., Bensonhurst.

EXCEPTIONAL OPPORTUNITY
to secure elegant home, brick, detached, built for comfort, elegance and lasting; thirteen large rooms, hot and cold water in six open fireplaces, furnace, sewers; nickel plated open plumbing; splendid location. OWNER, PREMISES, 78th St., between 2d and 3d Avs., Bay Ridge.

BAY RIDGE: cottage with ground, overlooking the Bay; all conveniences; sacrifice; $6,000; easy terms. BOERMAN, 807 Third av., Brooklyn.

REAL ESTATE—QUEENS BOROUGH. FOR SALE. | REAL ESTATE—QUEENS BOROUGH. FOR SALE.

HOW TO MAKE MONEY WITHOUT WORK
BUY IMPROVED NEW YORK CITY REALTY THAT WILL NET YOU
300% PROFIT
ON YOUR MONEY WITHIN TWO YEARS AT
ELMHURST HEIGHTS
where this profit is guaranteed by the ten hundred million dollars now being expended on improvements directly bordering the property, which is nearer than the Bronx and more accessible to the business section of Manhattan.
EVERY CITY IMPROVEMENT HAS BEEN MADE.
CHARMING COLONIAL VILLAS NOW BUILDING ON EVERY BLOCK ARE FOR SALE ON TERMS THAT WILL
REDUCE YOUR RENT ONE HALF.
IMPROVED LOTS ARE BEING SOLD AT LESS THAN ACREAGE PRICES.
COME, INVESTIGATE TO-DAY! Take 34th St. Ferry, Corona trolley and get off at Woodside Av. and Broadway, Elmhurst, or
Send postal for handsome colored maps, views and free transportation.
BANKERS LAND CORPORATION 887 Manhattan Av., BROOKLYN.

SELECT APARTMENTS.
ABOVE 14TH ST. WEST SIDE

Cathedral Court
40 MORNINGSIDE DRIVE.
S. W. Cor. 115th St. West.
Half block to Subway station; very attractive; large and light rooms; private telephone, &c.
6 ROOMS AND BATH, $840.
7 ROOMS AND BATH, $1,050.
CALDER & LEVY,
2784 BROADWAY, 107TH ST.

BARNARD
106 Central Park West
S. W. COR. 71ST ST.
Choice Apartments of 7 and 9 large light rooms with 2 bathrooms.
ALL IMPROVEMENTS.
ELECTRIC LIGHT, REFRIGERATION } FREE
Rents $1,900 to $2,500
F. R. WOOD & CO.,
BROADWAY AT 80TH STREET
or Superintendent on premises

7 ROOMS AND BATH, $58.
Extra large and light.
"ROMONA"
108 WEST 103D ST.
Subway station half block; only one apartment left; no elevator; hall service; decorated to suit.
CALDER & LEVY,
2784 BROADWAY, 107TH ST.

THE WENOIT
604 WEST 112TH ST.,
At Broadway, near Subway station; extra large and light rooms and bath; attractive entrance; efficient service; elevator; private telephone, &c.
6 ROOMS AND BATH, $900.
7 ROOMS AND BATH, $1,000.
CALDER & LEVY,
2784 BROADWAY, 107TH ST.

The William Henry
New Building.
S. W. CORNER BROADWAY & 136th ST,
one block from Subway station.
5, 6 & 7 ROOMS
Large, light, airy; all very latest improvements. Telephone, shower baths, gas and electric lights; all night elevator and hall service, mail chutes, &c.
RENTS $50 TO $80
Superintendent on premises.

THE LANGHAM,
Covering the entire block front on Central Park West, 73d to 74th St.
NOW READY FOR OCCUPANCY.
Thoroughly fireproof, every known modern improvement, including pneumatic vacuum cleaning, mail posting and automatic mail delivery.
(Suites of 11 rooms and three baths.)
Rentals $4,500 and Upwards
Apply to Superintendent on Premises.

MENDELSSOHN BUILDING BACHELOR APARTMENTS
113 West 40th St., near Broadway.
Several desirable apartments, consisting of two rooms and bath to rent from October 1st. The rental of these apartments includes electric light, heat, care of the suites and continuous elevator service.
Apply at building, or at the office of the CLARK ESTATES, 2381 Broadway, corner of 82th St.

"THE WALTON"
ON WASHINGTON HEIGHTS
JUST COMPLETED
A private residence avenue.
N. E. cor. 179th st. and Wadsworth av.; 2 blocks from subway station; all improvements; electric light; telephone; 3, 4, 5 and 6 rooms and bath; rents from $25 to $45. Open for inspection.

PALISADE VIEWS.
NEW BUILDING.
541-561 W. 144th Street.
One block from subway station at 145th st. and Broadway; 4, 5 and 6 rooms; all conveniences; private phone in each apartment; hall service; rents $30 to $45. Office on premises.

ALGONAC COURT
173d St. and Audubon Av.
Finest apartments on Washington Heights. Short walk to subway station; 3d and 8th av. cars one block, transfer to all parts of the city; 4, 5 and 6 rooms and bath; all modern improvements; steam heat; telephone, electric light, hall service. Rents $40 to $60.

DENTIST wanting an excellent apartment of **FIVE ROOMS**, with bath, steam heat, hot water supply, telephone service, &c., will find it at the N. E. **CORNER OF TINTON & WESTCHESTER AVE.** New houses; rent $40; Corner apartment, overlooks 4 streets. Apply on premises, or WM. OPPENHEIM, 21 East 14th st., Manhattan.

ELEGANT NEW COR. APARTMENTS.
S. E. Cor. 180th St. and Audubon Av.
Couple minutes walk of 181st st. subway station. Very desirable apartments, handsomely appointed and finished in the best possible manner; electric light and every up to date improvement; suites of 4, 5, 6 rooms and bath; at very moderate rentals.

DORILTON.
5 ROOMS AND BATH. RENT, $1,300.
(This Apartment for sub-lease.)
F. R. WOOD & CO.,
Broadway at 80th St.

Lorraine, 5th Ave., at 45th St.
To sublet, owing to death of lessee, before occupancy, apartment of parlor, bedroom and bath, unfurnished; under lease for three years.

SOLANO and MONIDA, 207 and 209 Dyckman st.; 6 and 7 rooms and bath. Apply on premises.

ABOVE 14TH ST., EAST SIDE.

THE MADISON SQUARE, 37 Madison av.—A few apartments (unfurnished) are now offered for lease. Call or write.

CITY REAL ESTATE.
BOROUGH OF BROOKLYN.
FOR SALE.

CANARSIE LOTS
60 lots Flatlands av., 67 lots Av. G, near new "L" line; five-cent fare to New York; price reasonable; good chance for speculators.
CISNEY BROS., 44 Court St., B'klyn.

SNAP—Brick corner property, Rockaway av., near Broadway and Fulton st.; only $5,500; quick action necessary. KETCHAM BROS., 129 Ralph av., Brooklyn.

REAL ESTATE—FOR SALE.

CHICKEN FARM, with full equipment, for sale. White Leghorn Chickens, about 2,000 young pullets and 1,000 hens and cockerels. Will sell large lots separately; to be sold at once with lease or purchase of farm. Address D. COHEN, "The Towers," Elberon, N. J.

FOR SALE—At Palisades Park, N. Y., one 7 room House, 2½ story; gas and water; improvements; also barn; plot, 60x120; between two railroad stations. For particulars address PAUL E. KUNZ, Fairview st., near Grand av.

APARTMENT HOTELS.
ABOVE 14TH ST. WEST SIDE

THE **DEVON**
70 West 55th St.
APARTMENT HOTEL.
A few furnished Apartments to rent.
References required.
Restaurant a la carte.
C. F. SPOTSWOOD, Manager.

MODERN HOTEL. FIREPROOF.
REMINGTON
129-131 WEST 46TH ST., NEAR BROADWAY.
Select transient and family hotel, a few desirable suites, furnished and unfurnished, to fall rental or lease.
2 large, light rooms and bath.....$720 up
3 rooms and bath.....$900 up
Meals served to rooms without extra charge. A very large room, 30x34, suitable for club or college fraternity; also a doctor's office.
WILLARD WILSON, Prop.

MANHATTAN SQUARE HOTEL,
50-58 West 77th St.
An ideal home, unique in location, facing the finest museum in the world, in a restricted street between two parks. Leases now being made for coming year; suites, furnished or unfurnished, of two to six rooms with baths. Restaurant a la carte. Cafe, billiards, music. Suites suitable for dentist.
WILLIAM GAVIN, Mgr.

HOTEL LONGACRE,
157-163 WEST 47TH ST.
EXCLUSIVELY RATHBONE.
SINGLE ROOMS, WITH BATH, FROM $37.00 TO $50.00 PER MONTH.

HOTEL ARLINGTON,
18-20 WEST 25TH ST. Transient and family hotel; very quiet and very convenient; furnished and unfurnished; one, two and three rooms and bath.

HOTEL ST. BRENDAN.
N. E. Cor. Col. Ave. and 103d St.; 3 blocks from Subway station, one block from "L," surface cars at corner, transferring to all parts of the city. Suites of one or more rooms at moderate terms.

HOTEL CARLTON, Broadway and 54th st. Apartments of 2, 3 4 and 5 rooms and baths, with kitchenette, furnished and unfurnished; restaurant a la carte. Hotel service of the highest standard. Leases are now being made for the coming year.

SHERMAN SQUARE HOTEL.
Broadway and 71st St.
A few desirable suites, two, three and four rooms, with bath; six and eight rooms, with two baths; for lease for coming year. Restaurant a la carte.

HOTEL CECIL, 118th st. and St. Nicholas av.; absolutely fireproof family hotel; homelike and convenient.

ABOVE 14TH ST., EAST SIDE.

PRINCE GEORGE HOTEL,
27th & 28th Sts., bet. 5th & Madison Aves.
Sunny suites overlooking Madison Square Park for permanent and transient guests. Building thoroughly fireproof and modern. Single rooms and bath, $2.00 per day and upward. Parlor bedroom and bath, $5.00 a day and upward.
J. F. CHAMPLIN, Directing Manager
S. LELAND, Manager.

THE WARRINGTON
APARTMENT HOTEL.
Madison Ave., between 32d and 33d Sts.
Under new management
A few apartments of two, four and six rooms, furnished or unfurnished; separate maids' rooms. WHITEHOUSE & PORTER, 573 5th av., Windsor Arcade, or J. B. WISTAR, manager, on premises.

THE NEW WESTON.
Madison Ave. and 49th St.
A new modern fireproof apartment hotel, has just been completed and will open for the reception of guests on Oct. 1, 1906; all outside rooms; permanent and transient; American and European plans.
D. J. O'HARA, Manager.

HOTEL ST. LOUIS, 34-36 East 32d St.
Very select and convenient at moderate rentals. (One block from Subway Station.)
Suites of one, two and three rooms and bath, furnished or unfurnished; cuisine and service unexcelled; apartments now being leased for the coming year.

HOTEL LE MARQUIS.
12-16 East 31st st.

BELOW 14TH ST., EAST SIDE.

THE RHINELANDER, 12 Fifth Ave.
Apartment hotel located in old Knickerbocker neighborhood of Washington Square; a few suites, furnished or unfurnished, to lease to desirable tenants.

BOROUGH OF BROOKLYN.

THE ARLINGTON.
Select Family Apartment Hotel, BROOKLYN HEIGHTS, near Wall Street Ferry. Elegant apartments. Suites of 2, 3, 4 and 7 rooms and bath. GRAND SCENERY overlooking the beautiful New York Harbor. All modern improvements. Hall boy service. Elevator. Telephone. For further particulars apply on premises, 62 and 64 Montague st., Brooklyn.

HOTEL MONTAGUE, 103-105 Montague st., Brooklyn, N. Y. A select family hotel located on Brooklyn Heights, overlooking the harbor and N. Y. city; 2 and 3 rooms; with bath; first class hotel service; rents $45, $50, $75; restaurant, palm room, cafe. Owner's management.

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2 fam. 2 sty. and attic frame house, 16 r. and 3 baths; good condition; 40x100	7,250
2 fam. 2 sty. and attic frame house, 15 r. and 2 baths; hardwood trim; 40x100	7,500
1 fam. 2 sty. and attic frame house, 8 r. and bath; new house, 40x100	5,600
1 fam. 2 sty. and attic frame house, 6 r. and bath, with 1½ sty. frame barn; 40x100	4,500
Plot 105x130, Jamaica av. cor	13,500
15 lots, including corner	15,000

RICHMOND HILL.

2 fam. 2 sty. brick, 11 r. and 2 baths, 2 furnaces; decorated; 20x100	$6,000
2 fam. 2 sty. and attic frame, 11 r. and 2 baths; 2 furnaces; all improvements; 25x100	4,700
1 fam. 2 sty. and attic frame, 11 r. and bath; tiled bath and vestibule; hardwood trim; 40x100	7,250
1 fam. 2 sty. and attic frame, 9 r. and bath; tiled bath and vestibule; hardwood trim; 50x100	8,000
1 fam. 2 sty. and attic frame, 10 r. and bath; tiled bath and vestibule; hardwood trim; parquette floors; electric light; steam heat; all decorated; plot 50x100	12,000
Plot 80x92, Lefferts av., just off of Jamaica av.; unrestricted; per lot	1,800

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1 fam. 2 sty. and attic frame, 9 r. and bath; tiled bath & vestibule; cor. plot; 75x100	$9,000
1 fam. 2 sty. and attic frame, 8 r. and bath; all imp.; corner plot; 40x100	3,500
Plot, 80x100, Cedar st	1,000
Plot, 40x92, Elm st	1,000
Plot, 23x95, Broadway	800
Plot, 102x100, corner Jefferson and Belmont	3,500
Plot, 60x92, Briggs av., north of Atlantic	2,550
Plot, 42x100, Liberty av	1,400
Plot, 100x100, corner Lefferts and Belmont	4,000
Plot, 40x100, Curtis, near Beaufort	1,300
Plot, 60x90, Atlantic av., same block with Long Island Railroad station	6,000
Plot of 50 lots, north of Jamaica av., on two streets	35,000

THE OFFICIAL TIME TABLE
of the Long Island Railroad gives the following distances:

Broadway-Flushing,	9.2 miles	Mineola,	18.5 miles
Jamaica,	9.6 "	East Williston,	19.7 "
Bayside,	10.9 "	Freeport,	22.7 "
Douglas Manor,	12.2 "	Massapequa,	28.9 "
Garden City,	18.3 "	Bayshore,	40.9 "

All the tunnels and bridges that can ever be built will never change the actual distance to these places. If you live eighteen miles out, you will always have to travel just **twice as far as to Broadway-Flushing,** and in a year you will have to travel six thousand miles more. **Can you afford to do it?** Is not your time **too valuable to be wasted on railroad trains?**
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